

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

220218

Ordinance Number

Brief Title

Approving the plat of Sara's Meadows – First Plat, an addition in Kansas City, Clay County, Missouri

<p>Specific Address Approximately 66.35 acres generally located on the east side of N. Reinking Road, the west side of N. Eastern Avenue, at the midpoint south of N.E. 108th Street and north of N.E. Shoal Creek Parkway, creating 103 lots and 7 tracts.</p>	<p>Sponsor</p>	<p>Jeffrey Williams, AICP, Director Department of City Planning & Development</p>
<p>Reason for Project This final plat application was initiated by Star Development Corporation, in order to subdivide the property in accordance with the city codes and state statutes. (The developer intends to construct 103 single family homes.)</p>	<p>Programs, Departments, or Groups Affected</p>	<p>City-Wide Council District(s) 1(CL) Hall – O’Neill Other districts (school, etc.) North Kansas City</p>
<p>Discussion This is a routine final plat ordinance that authorizes staff to continue to process the plat for recording. This plat can be added to the consent agenda.</p> <p>Case No. 12123-CUP-1 - Ordinance No. 071102 was passed by the City Council on November 8, 2007 and approved an amendment to a preliminary community unit project plan in District R-1a on an approximately 121 acre tract of land generally located on the east side of NE Reinking Road at proposed NE 100th Terrace, allowing for 224 single-family lots in five phases.</p> <p>Case No. 10988-P-2 - Ordinance No. 990159 was passed by the City Council on March 25, 1999 and rezoned 460.27 acres located east and west of proposed N Eastern Avenue south of NE 108th Street from District R-1 family dwellings, low density), to R-1a (one-family dwellings, medium density).</p> <p>Case No. 12123-CUP – Ordinance No. 990161 was passed by the City Council on March 25, 1999 and approved a preliminary community unit project plan for 285 single-family lots on 120.76 acres located on the west side of proposed N Eastern Avenue about 2,600 feet south of NE 108th Street in District R-1a.</p>	<p>Applicants / Proponents</p>	<p>Applicant(s) Star Development Corporation City Department City Planning and Development Other</p>
	<p>Opponents</p>	<p>Groups or Individuals None Known Basis of Opposition</p>
	<p>Staff Recommendation</p>	<p><input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against:</p>
	<p>Board or Commission Recommendation</p>	<p>By: City Plan Commission March 1, 2022 <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Approval, with conditions</p>
	<p>Council Committee Actions</p>	<p><input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass</p>

Details

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Policy / Program Impact

Policy or Program Change N/A	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment N/A	

Finances

Cost & Revenue Projections – Including Indirect Costs N/A	
Financial Impact N/A	
Fund Source and Appropriation Account Costs N/A	
Is it good for the children?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



How will this contribute to a sustainable Kansas City?	<p>This project consists of public and private improvements for a single-family residential development on previously undeveloped property. Proposed storm water management facilities will reduce the overall storm watervolume and attenuate the peak runoff rate to less than existing conditions. The private open space will also retain much of the existing natural vegetation and natural waterways. Runoff from within the development will be conveyed in an enclosed storm sewer system and released into the detention facilities. Common areas will be maintained by the homeowners' association through a covenant agreement. Modern and safe, walkable streets with sidewalks, curb and gutter and street lights will be constructed. New sanitary sewerswill be constructed that will minimize infiltration and inflow within the system conveyed to the treatment facility. Homeowners must adhere to the codes, covenants and restrictions prepared for theproject to assure ongoing maintenance and upkeep of their personal residences and common properties. This development will increase the tax base for the developed lots and will provide ample permanent greenspace within the development.</p> <p>Written by Brett Cox, PE</p>
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Project Start Date

Projected Completion or Occupancy Date

Fact Sheet Prepared by:
Thomas Holloway

Date: March 3, 2022

Reviewed by:
Joe Rexwinkle
Land Development Division (LDD)
City Planning & Development

Reference or Case Numbers: CLD-FnPlat-2022-00005

